

*******DRAFT MINUTES*******

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, May 16, 2012

7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Tom Hulfish, Chairman
Chip Carlin
Oscar Fitzgerald
Art Keleher
Wayne Neale
John von Senden

Members Absent: Peter Smeallie

Staff Present: Planning & Zoning
Catherine Miliaras, Historic Preservation Planner
Al Cox, FAIA, Historic Preservation Manager

The meeting was called to order at 7:35 p.m. by Chairman Hulfish.

I. MINUTES

1. Consideration of the minutes of the public hearing of May 2, 2012.
BOARD ACTION: Approved as submitted, 6-0.

On a motion by Dr. Fitzgerald, seconded by Mr. Keleher, the minutes were approved, as submitted, 6-0.

II. CONSENT ITEMS

Items on the Consent Calendar are those where the applicant has agreed to all conditions of approval shown in the staff reports. Without objection, the staff recommendation for these cases will be approved as a group by unanimous consent of the Board at the beginning of the meeting. When announced by the Chairman, any member of the Board or of the public may ask that one of these cases be removed for full discussion.

1. **CASE BAR2011-0301**
Request for signage at **621 King St**, zoned KR King Street Retail
APPLICANT: Burke & Herbert Bank & Trust Company by DMS Signs
BOARD ACTION: Approved as amended, on the Consent Calendar, 6-0.
2. **CASE BAR2011-0324**
Request for signage and alterations at **117 N Fairfax St**, zoned CD Commercial

APPLICANT: Burke & Herbert Bank & Trust Company by DMS Signs
BOARD ACTION: **Approved as submitted, on the Consent Calendar, 6-0.**

3. **CASE BAR2012-0073**

Request for HVAC rooftop screening and alterations at **711 Princess St**, zoned CD Commercial & RM Residential

APPLICANT: Rogers Creek LLC

BOARD ACTION: **Approved as amended, on the Consent Calendar, 6-0.**

On a motion by Mr. Keleher, seconded by Mr. von Senden, the Consent Calendar was approved, 6-0.

III. DISCUSSION ITEMS

4. **CASE BAR2011-0325**

Request for signage at **100 S Fairfax St**, zoned KR King Street Retail

APPLICANT: Burke & Herbert Bank & Trust Company by DMS Signs

BOARD ACTION: **Approved as amended, 5-1.**

CONDITIONS OF APPROVAL:

1. That all signage and awning pins be anchored through mortar joints and not directly into the stone.
2. That the backing fabric on the bullnose awnings be removed so as not to obscure the decorative ironwork on the windows.

SPEAKERS

Duncan Blair, representing the applicant, spoke in support of the application and answered questions.

Phillip McManus, property owner, supported the proposed illumination but found the awnings to be distasteful and felt the district was becoming overburdened with awnings. He did not support approval of the awnings.

BOARD DISCUSSION

Dr. Fitzgerald was pleased with the reduced size of the signage but concerned that the proposed signage covered up the sign. The applicant later clarified that there would not be a sign backplate obscuring the frieze and that the images were a graphical error. Dr. Fitzgerald preferred the historic blade sign at the corner and found it more appropriate.

Mr. Keleher questioned the use of the awnings over the windows. Mr. Blair responded that the awnings were located so as to differentiate the original building from the later addition on the south side.

Mr. Neale was pleased with the reduced size of the sign and noted that the frieze was the only logical location on the west elevation but that it could be lower on the north elevation. He did not object to the awnings and found either one or three awnings to be acceptable.

Mr. von Senden also supported the new letters but commented that the backplate (erroneously included in the graphics) should not be there.

Mr. Carlin supported the proposed signage and awnings.

The Chairman called the question on the Staff recommendation (including the applicant's confirmation that the awning would have no fabric backing) and the Board voted to approve the application as amended, 5-1, with Dr. Fitzgerald voting in opposition.

REASON

Overall, the Board found the proposed signage to be appropriate for this iconic building. The Board was in support of the reduced size of the signage and the increased visibility of the frieze.

5. CASE BAR2012-0111

Request to partially demolish and capsulate at **610 S Lee St**, zoned RM Residential

APPLICANT: Suzan & Levin Kates by Lori Arrasmith Quill

BOARD ACTION: **Approved as amended, by a roll call vote, 6-0.**

The Board combined this item with #6.

6. CASE BAR2012-0112

Request for an addition and alterations at **610 S Lee St**, zoned RM Residential

APPLICANT: Suzan & Levin Kates by Lori Arrasmith Quill

BOARD ACTION: **Approved as amended, by a roll call vote, 6-0.**

CONDITIONS OF APPROVAL:

1. The proposed aluminum-clad or factory-applied, acrylic vinyl coated wood windows conform to the BAR's adopted Window Policy.
2. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
 - The applicant/developer shall call Alexandria Archaeology (703-746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development.

Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

- The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

SPEAKERS

Lori Arrasmith Quill, representing the applicant, spoke in support of the application and responded to questions.

BOARD DISCUSSION

Mr. von Senden found the size and design to be appropriate but did not find the use of gas jets for the light fixtures to be appropriate.

Mr. Carlin noted it was a nice design.

Dr. Fitzgerald also complimented the architect on a well-done design.

Mr. Keleher supported the project.

Mr. Neale found the project to have an appropriate rhythm and design.

On a motion by Mr. Neale, seconded by Mr. Carlin, the Board voted to approved the application as amended with Staff recommendations. The motion passed on a roll call vote, 6-0.

REASON

The Board commended the architect for an appropriate design.

7. **CASE BAR2012-0113**

Request to partially demolish and capsule at **212 S Alfred St**, zoned RM Residential

APPLICANT: Rahmi Hakin Ozsancak by Stephanie Dimond

BOARD ACTION: **Approved as amended, by a roll call vote, 6-0.**

The Board combined this item with #8.

8. **CASE BAR2012-0114**

Request for an addition and alterations at **212 S Alfred St**, zoned RM Residential

APPLICANT: Rahmi Hakin Ozsancak by Stephanie Dimond

BOARD ACTION: **Approved as amended, by a roll call vote, 6-0.**

CONDITIONS OF APPROVAL:

*1. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

*2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

3. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

4. The applicant must maintain one parking space on the lot and must file a deed restriction that will require one active parking space to remain on the lot. The parking space must be delineated from the open space on the lot by a fence or similar means, so that it cannot be used for other purposes.

SPEAKERS

Stephanie Dimond, representing the applicant, spoke in support of the application and responded to questions. The applicant agreed to the parking requirement for zoning compliance.

BOARD DISCUSSION

Mr. Neale found the proposed design to be compatible.

Mr. Keleher supported the project.

Dr. Fitzgerald had a question regarding the PVC column.

Mr. von Senden appreciated how the rear elevation related to the front elevation.

Mr. Carlin agreed with the other Board members' comments.

On a motion by Mr. von Senden, seconded by Dr. Fitzgerald, the Board voted to approve the application as amended with Staff recommendations. The motion passed on a roll call vote, 6-0.

REASON

The Board found the addition to be appropriate and compatible with the existing Italianate townhouse.

9. **CASE BAR2012-0132**

Request to partially demolish or capsulate at **702-704 King St**, zoned KR King Street Retail

APPLICANT: Nando's of Alexandria, LLC by M. Catharine Puskar

BOARD ACTION: **Approved as submitted, by a roll call vote, 6-0.**

The Board combined this item with #10.

10. **CASE BAR2012-0133**

Request for alterations and HVAC rooftop screening waiver at **702-704 King St**, zoned KR King Street Retail

APPLICANT: Nando's of Alexandria, LLC by M. Catharine Puskar

BOARD ACTION: **Approved as submitted, by a roll call vote, 6-0.**

SPEAKERS

Elizabeth McKeeby, representing the applicant, spoke in support of the application and responded to questions.

Poul Hertel expressed concern regarding the visibility of the proposed rooftop equipment and screening from the George Washington Memorial Parkway.

BOARD DISCUSSION

Dr. Fitzgerald had a question regarding the installation of three units on the rear elevation. The applicant responded that the roof was too full with equipment and therefore some units would be mounted on the rear elevation.

The Chairman called the question and the application was approved by a roll call vote, 6-0.

REASON

The Board did not object to the proposed alterations and rooftop HVAC screening, finding them appropriate and consistent with screening approved at adjacent buildings.

11. **CASE BAR2012-0116**

Request for complete demolition at **632 & 634 S Fairfax St and 213 Franklin St**, zoned CL Commercial Low

APPLICANT: Mr. & Mrs. Paul Stevens by Eleanor F. Krause, AIA

BOARD ACTION: **Approved as amended, by a roll call vote, 6-0.**

Request for alterations at **630, 632, & 634 S Fairfax St and 213 Franklin St**, zoned RM Residential and CL Commercial Low

CONDITIONS OF APPROVAL:

*1. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

*2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

3. The statements in archaeology conditions above marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

SPEAKERS

Eleanor Krause, representing the applicant, spoke in support of the application and responded to questions.

Cecily Winchell, 103 Queen Street, used to near live the subject property and supported the proposal for demolition citing that the building had no historic significance.

Julie Van Fleet, spoke neither for nor against the project but requested further clarification. She provided a quick recount of the 2005 cases and comments and stated that the Bierce report did not refute Peter Smith’s findings and statements. She requested that the Board be certain to consider this and to not make a historical error.

Jean Antone, 704 South Fairfax Street, spoke in support of the project noting that the garden would be an outstanding contribution to that area.

Gary Stevens, 209 Franklin Street, supported the project entirely and commended the BAR for working within the historic context. He also requested that the land be rezoned commercial and that the City improve the sidewalk adjacent to the site.

John Hynan, representing the Historic Alexandria Foundation, commented that the demolition was not approved in 2005 and that nothing has changed since that time. He stated that HAF reaffirms its earlier position and opposition the demolition as they believe that criteria # 5 and 6 are met because of the importance of the buildings as a corner store. He also stated that if the BAR approves the demolition, that the BAR should require an open space easement and an interpretive marker.

Paola Lang, 211 Franklin Street, spoke in support of the project and appreciated that it was a well-thought out project.

Joe Parimucha, 635 South Fairfax Street, stated that the subject property was an eyesore and decaying property. He supported the applicant’s proposal.

Michael Hobbs, 419 Cameron Street, believed the current staff report was not fair to the 2005 report and offered no new insight. He noted that there is not a requirement in the ordinance for historic merit and found it to be representative of social and cultural history, specifically of the Hayti settlement. He expressed concern about demolition by neglect.

Caty Cannady spoke in opposition to the project and believed that this site was important for the history of the fabric of the country. She thought that history would be lost if this was torn down and noted that as a corner store it was important and could be salvaged.

Yvonne Callahan, resident of 735 South Lee Street and incoming president of Old Town Civic Association, believed that the existing buildings represented working class Alexandria and noted that there was no guarantee that a garden would be created.

Ethan Cooper, a neighbor, spoke in support of the application.

Van Van Fleet spoke in opposition to the application citing that it was currently a situation of demolition by neglect and it could lead to similar cases.

Poul Hertel, 1217 Michigan Court, reminded the Board of arguments in the 1960s that proposed the demolition of 24 city blocks. He had concerns with the Bierce report and noted that significant pieces of the Smith report were overlooked. He opposed the demolition.

Paul Stevens, the applicant, spoke in support of the project and responded to comments made by the public. He indicated that the referenced report by Peter Smith was not in fact written by him as he was ill at the time. He noted that their intention was to restore open space to the site and that the site had a longer history as open space than it did with the existing structures. He also noted that the buildings were already suffering from demolition by neglect when he purchased them and that they have been very generous with their care of the buildings and the adjacent areas.

BOARD DISCUSSION

Mr. von Senden noted that he generally supported the retention of vernacular architecture. He also noted the Board's obligation to look to the Zoning Ordinance for guidance. He commented that the neighbors showed unanimous support for the project whilst the project opponents are not neighbors. He found no argument for saving the structures.

Dr. Fitzgerald began by asking where were the supporters to save the Ford Plant when it was proposed for demolition. He found no opportunity to reuse the structures or a need to save them and noted the applicants were returning the site to a more historically accurate use.

Mr. Keleher noted that there was significant neighbor support for the project. He observed that the property has always looked rundown. He found it appropriate to support the neighbors.

Mr. Neale referenced the Board's charge to look to the Zoning Ordinance. He found that it was time for the buildings to go and that the site presented a good opportunity for other options.

Chairman Hulfish explained that he had purchased candy at this location when he was six years old and grew up nearby. George Nolles, the original owner of the buildings, was a 350 pound bail bondsman and it was a rough neighborhood. He believed that you do not preserve something just because it is old. He noted that the BAR had evolved over the past seven years. He also stated that he believed open space was preferred to the retention of the buildings on this particular site. He urged the applicant to consider an open space easement.

Mr. Carlin agreed with the Chairman and noted that it was not a grocery but a carryout. He also explained that the area was entirely different today than when it was a shipyard.

On a motion by Mr. Keleher, seconded by Mr. von Senden, the Board approved the application as amended with Staff recommendations, by a roll call vote, 6-0.

REASON

The Board found that none of the criteria in the Zoning Ordinance for a Permit to Demolish were met and supported the proposal to demolish the existing buildings for a new garden. The Board noted that all of the neighbors who spoke were in support of the proposal. The Board did not find any merit in retaining the existing structures.

12. CASE BAR2012-0117

Request for alterations at **630, 632, & 634 S Fairfax St and 213 Franklin St**, zoned RM Residential and CL Commercial Low

APPLICANT: Mr. & Mrs. Paul Stevens by Eleanor F. Krause, AIA

BOARD ACTION: **Portions approved as amended and portion deferred for further study, 6-0.**

CONDITIONS OF APPROVAL:

1. That the applicant return to the Board for final approval of fence details.
2. That the specification sheets for the lanterns to be installed on the shed door and on the south elevation of the existing building be submitted for Staff approval with the building permit application.
3. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
 - The applicant/developer shall call Alexandria Archaeology (703-746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
 - The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

SPEAKERS

Eleanor Krause, representing the applicant, spoke in support of the application and responded to questions.

Phil McMannus suggested modifying the propose nine foot tall shed to include an interpretive

sign describing what was previously on the site.

Yvonne Callahan, resident of 735 South Lee Street and incoming president of Old Town Civic Association, had a question regarding the fence height.

BOARD DISCUSSION

Mr. Neale thought the design was a good case study. He found the randomness of the fence to be attuned to the scale and changing conditions found throughout Old Town. He noted the corner building was an appropriate scale and similar to dependencies found at Williamsburg. He found the details of the project to be appropriate.

Mr. Keleher stated it was a lovely design and requested clarification on the wood board fence.

Dr. Fitzgerald initially was concerned about the view into the garden but noted that it could easily be viewed from the street.

Mr. von Senden appreciated the design. He suggested that the fence variation be continued onto South Fairfax Street to allow for open pickets down to the brick. He noted it would allow a nice view into the garden.

Mr. Carlin also supported more open pickets and noted that additional landscaping could be used to provide privacy.

On a motion by Mr. Carlin, seconded by Mr. von Senden, the Board approved the majority of the application as amended with Staff recommendations, and requested a restudy of the fence design. The motion carried, 6-0.

REASON

The Board found the proposed garden scheme to be appropriate and requested a restudy of the fence design to allow for a fence that balanced the owners' privacy with a public view of the garden.

IV. OTHER BUSINESS

- Staff updated the Board on the new report format.
- Staff presented the proposed fee schedule and the Board voted to endorse the proposed fee schedule by a vote of 6-0.

V. DEFERRED CASES

CASE BAR2012-0109

Request for alterations at **806 Duke St**, zoned RM Residential

APPLICANT: Nika & Nicolas Dufour by Jon Han

Deferred due to improper noticing

VI. WITHDRAWN CASES

CASE BAR2012-0101

Request to partially demolish and capsulate at **804 Duke St**, zoned RM Residential

APPLICANT: Jack Ezzell by Jon Han

Withdrawn by staff pending compliance with zoning requirements

CASE BAR2012-0102

Request for an addition at **804 Duke St**, zoned RM Residential

APPLICANT: Jack Ezzell by Jon Han

Withdrawn by staff pending compliance with zoning requirements

VII. ADMINISTRATIVE APPROVALS

The following items are shown for information only. Based on the Board's adopted policies, these cases have been approved by Staff since the previous Board meeting.

CASE BAR2012-0159

Request for roof replacement at **226 N St Asaph St**, zoned RM Residential

APPLICANT: Terry Hayes

CASE BAR2012-0146

Request for antenna replacement at **501 Slater's Ln**, zoned RC Residential

APPLICANT: T-Mobile

CASE BAR2012-0145

Request for antenna replacement at **1101 King St**, zoned KR, King Street Retail

APPLICANT: T-Mobile

CASE BAR2012-0144

Request for equipment cabinet installation at **1200 S Washington St**, zoned RC Residential

APPLICANT: AT&T

CASE BAR2012-0134

Request for window replacement at **407 N St Asaph St**, zoned RM Residential

APPLICANT: Doug and Lisa Redman

CASE BAR2012-0136

Request for window replacement at **915 S Alfred St**, zoned RM Residential
APPLICANT: Richard Wyrrough

CASE BAR2012-0141

Request for window replacement at **115 King St**, zoned KR, King Street Retail
APPLICANT: Lotto Virginia 1, LLC

CASE BAR2012-0147

Request for fence installation at **911 Duke St**, zoned CL, Commercial
APPLICANT: Thomas O’Kette, Jr.

CASE BAR2012-0158

Request for chimney reconstruction and tuckpointing at **419 N St Asaph St**, zoned RM Residential
APPLICANT: Renaissance Development

CASE BAR2012-0160

Request for siding replacement at **1213 Prince St**, zoned CL, Commercial
APPLICANT: Peter Pennington

VIII. ADJOURNMENT

Chairman Hulfish adjourned the meeting at approximately 9:45pm.

Minutes submitted by,

Catherine K. Miliaras, Historic Preservation Planner
Boards of Architectural Review